
Gibson County Board of Commissioners
Regular Meeting
October 18, 2022

The Gibson County Board of Commissioners met in regular session on October 18, 2022, at 5:00 p.m. at the North Annex Meeting Room.

Prayer was led by President Montgomery followed by the Pledge of Allegiance to the Flag.

Members Present: President Kenneth Montgomery, Vice-President, Mary B. Key and Commissioner Warren Fleetwood

MINUTES: The minutes from the October 4, 2022, meeting were approved as presented. Commissioner Key motioned to approve minutes, seconded by Commissioner Fleetwood. With no further discussion, the motion carried 3-0.

Commissioner Fleetwood motioned a clarification to the October 4, 2022, minutes regarding the portion pertaining to the Stormwater Ordinance. Commissioner Fleetwood wants to specify that Commissioners were waiving the 3rd party review, not the ordinance. The reason they waived the 3rd party review is Commissioners have not approved a company to perform the review and they do not want to hold up projects because of this. Both projects approved at the last meeting had aligned their projects with the County's storm water ordinance. The motion was seconded by Commissioner Montgomery and the vote was 3-0.

CLAIMS:

CAW-1	\$86,220.60	
WHEEL/SUR TAX	\$59,196.9	
TAX SALE REDEMPTION REFUND AND EXCESS REFUND	\$6,613.32	
SEMI-ANNUAL REMITTANCE TO COMMON SCHOOL FUND	\$3,856.00	
LIT DISTRIBUTIONS	\$540,209.09	
FUNDS TRANSFER	\$282,648.48	
ARPA EMPLOYEE PREMIUM PAY	\$720,000.00	
DEDUCTIONS FOR ARPA PREMIUM PAY	\$254,160.00	
PAYROLL DEDUCTIONS	\$6,247.56	
PAYROLL	\$360,969.93	
PAYROLL DEDUCTIONS	\$133,235.69	
Total Claims Presented on 10/18/2022:		\$2,453,357.59

Commissioner Fleetwood motioned to approve claims presented for payment, seconded by Commissioner Key. With no further discussion, the motion carried 3-0.

DEPARTMENT REPORTS

Clerk Report for July 2022 was acknowledged by Commissioners.

OLD BUSINESS

Jail Update - Owner's Representative George Ballard told Commissioners there will be a public groundbreaking ceremony at 312 N Prince on Friday, October 21, 2022 at 11:00 a.m. for the Gibson County Detention Facility.

Probation Building - Increase in Data Drops – Complete Wired - Attorney Spindler told Commissioners they had previously approved \$18,000 for this project and the price is increased to \$28,000 as there were additional data drops requested. Commissioner Key motioned to approve, seconded by Commissioner Fleetwood. The vote was 3-0.

NEW BUSINESS

Veregy- Rick Anderson – Mr. Anderson with Veregy told Commissioners his company does guaranteed savings projects for counties, cities, libraries, airports, etc. all over the state. He told Commissioners that Indiana Code 36-1-12.5 allows counties to look at guaranteed savings projects with a request for quotes or proposals. Veregy will look at lighting, HVAC, windows, doors, solar, etc. They constructed the parking canopy at Evansville Airport; they also did one of the largest solar projects at the airport in Indianapolis. Veregy comes in and performs an assessment of utilities and buildings via a walk thru, which produces a recommended list of improvements. They try to spend money more efficiently for the County. He invited Commissioners to call references. The assessment is performed at no cost, they make no money unless the County signs a contract with them to do the improvements. Commissioner Fleetwood asked if they require an agreement before committing to a contract. Veregy assesses and make recommendations, then the County would do RFQ to choose a vendor. Veregy would be one of the companies presenting an RFQ. Veregy does not make a nickel until a contract is signed. Attorney Spindler asked if they would analyze all buildings; they would. Mr. Anderson explained the inflation relief act will give back 30% if a renewable energy project is done, via a direct paycheck because the county does not pay taxes, thus the reason it is called direct pay. Typically, the Commissioners would approve the initial assessment. Commissioner Fleetwood feels he should share this idea with the Council. Auditor Watkins will put him on the agenda, and he will come back to the Commissioners if he sees Council has interest.

First Amendment to Economic Development Agreement with Elliott Solar - Rick Reed, Tenaska Representative, explained that since it took so long to move the project along, the new target is to start in the 1st quarter 2023, but at worst case it could be 2024. This does not change any dollars or plans; it is just an extension to their time frame. Commissioner Key motioned to approve the amendment, seconded by Commissioner Fleetwood. The vote was 3-0.

Next, Mr. Reed asked Commissioners if the storm water package presented to Commissioners at the last meeting had been approved. Commissioner Fleetwood feels the drainage board could provide a letter, if needed. Mr. Reed feels that would be a good idea. Mr. Reed feels the drainage plan submitted is a good plan; it has ground coverage with pollinators and retention ponds. Mr. Reed says they will review the plan as the project progresses and amend the plan when needed. Commissioner Fleetwood explained that Tenaska had a plan in line with Gibson County's storm water ordinance, but they had no one on board to review their plan, thus the Commissioners approved the storm water plan as submitted and without a third-party review.

Paving Contract for Hopkins Park – This is an ARPA approved project; a signature is required from Commissioners on the contract for this project.

Workers Compensation Renewal Presentation by Brian Hancock – Mr. Hancock referred Commissioners to the written proposal and pointed out the cost impact. The coverage is still \$1 million limit across the board, which exceeds the state statutory limits. The experience modification rate shows a snapshot of the last 4 years with claims experience. In 2019 the county had an experience modification rate of .87 resulting in a 13% credit. He feels the county has been a good risk as compared to peers. In 2021 the county received a 34% credit. In 2022, it is going up 27 points. Frequency and severity drive the rate. Renewals occur in November. The county had incurred 18 claims in 2020 thru 2021 at a cost of \$230,000. Mr. Hancock feels it would benefit the County to participate in Traveler's safety training courses to help drive the County's costs back down. Mr. Hancock presented payroll information and noted the rise in payroll over the last two years; payroll grew from \$8.2 million to \$8.6 million. Payroll

totals affect the modification rate. The 2022 renewal amount is \$151,901. He hopes they can drive the costs back down with site-based safety programs. Commissioners should discuss getting employees back to work quickly. They can provide tools on this as well. They also encourage wellness training with the health insurance provider. Mr. Hancock wonders if employees are going to an occupational medical facility rather than an ER or Urgent Care Center. Some counties have a return-to-work document and Mr. Hancock suggests this be implemented. Commissioner Fleetwood feels the Commissioners should look at this, however he does not want to cause the employee to have inferior treatment. Commissioner Fleetwood wonders how the departments do on training; he would like feedback on this, especially with new employees. He wants to promote healthy lifestyles among the employees. Mr. Hancock and Commissioner Fleetwood will get together to discuss some options.

Fund Request on I69/SR64 Sewer Project by GCEDC – Tami Hack, Gibson County Economic Development came before the Commissioners to request funding to complete the sewer project near I69/SR64 intersection. She presented an overview to Commissioners along with a letter of support from the Town of Francisco, as they would handle the sewer. She is requesting approval from Commissioners to pass on to the Redevelopment Commission. She feels this is an important project for the County. They are looking at the southwest corner of the intersection, which has been on the market for a few years and has had quite a lot of interest from a lot of different companies. No one will commit because the utilities are not complete. TIF dollars were used to start this project. The specific property listed for sale, is farm ground and one house, which equates to approximately \$30,000 of property tax money. Ms. Hack feels, if developed, property tax revenue could be increased to \$100,000 on the high end and \$40,000 on the low end. She feels I-69 will continue to get busier as Indiana and Kentucky will soon be connected. Gibson County needs a way to attract some of this traffic to generate dollars in Gibson County. She also pointed out the growth at Oakland City University; she feels this might provide some amenities for them. Dr. Ron Dempsey, OCU President and Oakland City Mayor Deffendall were both present to support this project. Ms. Hack explained the push for electric vehicles and suggested this area might be a great place to install charging stations. She has a cost estimate for the project at \$2.2 million; she requested Commissioner's approval to move the project on to the RDC. Commissioner Fleetwood feels it is a good project, but he would like more information before moving it forward. Ms. Hack cannot say there is commitment for a business investment, she has only received interest. Commissioner Montgomery feels they need the sewage in place so a company will move forward with an invested project, thus he motioned to approve \$2.5 million for the project and moving it forward to the Redevelopment Commission, seconded by Commissioner Key. Mayor Deffendall says he works approximately two days per week promoting this area to interested companies, however they all want assurance that sewer lines/utilities will be installed. He feels no one will invest until the utilities are in place. Commissioner Fleetwood would like to see economic development in this area that would bring good paying jobs to the County. He is concerned that there are no commitments, thus he does not want to commit dollars to the project. Commissioner Key explained that the County has committed a tremendous amount of TIF money into projects, in Fort Branch alone, that will never generate money for the county. She feels this TIF project has the potential of turning assessed agricultural land into assessed commercial land that will also bring business to the county, thereby benefiting the eastern portion of the county and the nationally recognized university; both are needed. Commissioner Fleetwood wants to be positive for the university as they are doing a lot of great things, he is concerned that this a private development. The City of Princeton and Ft. Branch projects are both municipalities, not private developers. He is 110% in favor of the project, but he would like a written document to insure the project. He wonders if Attorney Spindler could draft such an agreement. Commission Montgomery then requested a vote on the seconded motion. The vote was 2-1 with Commissioner Fleetwood casting the nay vote. Commissioner Key feels it will bring growth and advancement for the east end of county.

Disposing of Parcel 26 04 28 100 001 880 018 – This parcel is .5 acres located at W 350 N; it is a dirt road the county owns, which a farmer uses to access the back portion of his field. Attorney Spindler requested the parcel be designated as having the highest and best use, be sold to the tract of abutting landowners with an offering price of \$1,500. If approved, Attorney Spindler will publish notice in papers

and send notice to abutting property owners. Attorney Spindler does not foresee any backlash on this parcel. Commissioner Key motioned to approve the recommendation of Attorney Spindler, seconded by Commissioner Montgomery. The vote was 3-0.

City of Princeton – CR 50 Roundabout – Mayor Greg Wright – Mayor Wright gave Commissioners a slideshow of the southerly flow of traffic at Toyota shift change. He also gave a power point presentation on the need to change the southerly traffic flow to the north and into Princeton. He does not feel the population of Princeton has changed much with the addition of Toyota. The Second Avenue corridor is going to add a subdivision with 130 homes plus they will be breaking ground tomorrow on a 144-unit apartment complex. The complex will be in the northwest corner of the Second Avenue roundabout. They want to improve the road to handle the added housing addition, they are proposing a road that will connect with the Second Avenue corridor. It is a 3-lane road with roundabout, not 3-way stop. This road will be in cooperation with the land developer to run the road on his property. It will include a new roundabout on the west end, adding lighting, new curbing, guttering and drainage. He requested Commissioners pass this project on to RDC in the amount of \$4 million. This will add 2300' of additional pavement. All the right of way was donated by the developer as he sees the importance of the road improvement. This area was annexed by Princeton, so the road would be maintained by Princeton, not the county. Commissioner Key feels this is another access to Princeton and their amenities and it should take some pressure off the South Main exit.

Commissioner Key motioned to move the project on to RDC as a \$3 million project. Commissioner Fleetwood would like to talk to County Engineer Holden before approving. Commissioner Key feels this moves Gibson County into the future and the county must grow. It is near the TIF area and Mayor Wright feels it could help with job retention. The motion did not receive a second. Commissioner Key changed her motion; she motioned to move the project on to RDC in the amount of \$2 million, seconded by Commissioner Montgomery. Commissioner Fleetwood reiterates the need to discuss the project with Engineer Holden. Commissioner Fleetwood wonders if there are road improvement grants available. The vote was 2-1 with Commissioner Fleetwood casting the nay vote.

YMCA Utilities Request by Jennifer Brown and Jonathan Pope – Mr. Pope began by thanking the Commissioners for allowing YMCA to come forward tonight. He then gave an update on the timeline of the construction. He feels they will be completing the construction drawings in November; they will then go to bid. Once bids are awarded, they expect to have an 18-month buildout. They will have a groundbreaking ceremony on Wednesday, October 19th, in which they are expecting Governor Holcomb's presence. They anticipate demolition work to commence soon. They have raised \$21 million for the project. Contractors are squeezing the scope down to fit into this budget. They are planning a parking lot that will be a shared with individual's doing business on the square. The building will have an ADA ramp, no elevator. The second level is a large area that will include an aquatic center and many other amenities. The upper floor has a gym and exercise area with a partner area, where they will bring in partners from the community. They initially had to deal with contaminated soil, delaying the project, which caused 14% to be added to the original cost projection. They began mapping utilities by forming a taskforce with Princeton utilities and some persons from their engineering team; combined, the taskforce has a wealth of knowledge. They have discovered a need to cap a sewer line running under their building, but not attached. The storm water comes in at their front entrance and they need to divert it to the west end of the building and install a retainage ditch on the west side of property. The water would be capped at front entrance and tapped on the north side of building. A new tap will also be required to for an emergency sprinkler system. The group was looking at best way to move the utilities and who should do it. It was decided that the "Y" will design and construct it. They will deed the land over to the city in the end as well as the parking lot. They would like to go to RDC for a \$600,000 request for a water and sewer project to benefit the "Y" and the City. Commissioner Key feels this is a good project, she would like to see this project started and finished, she approved movement of this \$600,000 project on to the RDC. The start date of construction is dependent on utilities and has caused pause. Commissioner Fleetwood would like to sit down with YMCA leaders to clarify and has out the plan. Mr. Pope invited Commissioners to discuss the project anytime. The RDC wants projects grouped together and the next

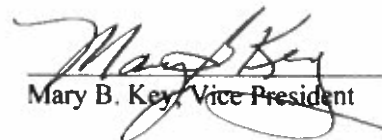
submittal is December. Commissioner Montgomery does not feel they can do anything until these issues are fixed, therefore, he seconded the motion. The vote was 3-0.

Commissioner Fleetwood wonders if other Commissioners received the letters from engineering companies interested in doing the storm water reviews. Commissioner Fleetwood has found two local companies that are excited about the opportunity to do the County's storm water reviews. The first company is Three i Designs; Commissioner Fleetwood would like Three i Design to be the primary reviewer. The secondary reviewer he introduced as Landmark Engineering. Both firms are local and have extensive experience in storm water review. He feels the local companies are important as persons can visit their office without travel to Indianapolis. Landmark has been in business for 25 years and specialize in stormwater and drainage. They are housed in Washington. Three i design would receive most of the reviews; they have been in business for 20 years. Commissioner Fleetwood would like to motion to approve both engineering firms to do the County's storm water review. Commissioner Key has no problem with the companies, but she did not feel Three i had experience in large area storm water reviews. She would like more detailed information on both companies. She feels the firm the County worked with in Indianapolis was top in the state and had worked with many municipalities. She does not like the idea of primary and secondary reviewers although she agrees the County should have a company or more than one, but not ranked. She knows nothing about the 2 firms motioned by Commissioner Fleetwood. Commissioner Montgomery feels the company that wrote the plan should be included but Commissioner Fleetwood feels the County should keep it local so locals can have a face to face with the company and while also supporting a local business. Commissioner Montgomery does not want to leave out the originators of the ordinance as the solar plan submitted is very large and a known firm with knowledge of multiple acres should be considered. He feels Christopher Burke should be included in the firms. Commissioner Fleetwood does not want the county to be put into a position where they are not ready to review another project. If Commissioners do not like the firms they approve tonight, they can reevaluate, but he feels they need to get a firm in place for the reviews tonight. Commissioners Key and Montgomery request that Christopher Burke be brought into the list of firms. Commissioner Fleetwood wonders how they will designate a firm if they have three firms. He feels if they have a primary reviewer in place, but they are unavailable, then they can move on to the secondary reviewer. He feels if they have no order; they would struggle assigning the review to a firm. Commissioner Montgomery will go along with Commissioner Fleetwood's motion if Christopher Burke is added to the review list; they will make Christopher Burke the third option. The vote was 3-0.

With no further discussions, Commissioner Fleetwood motioned to adjourn the meeting.

Minutes from the October 18, 2022, Meeting.


Kenneth Montgomery, President


Mary B. Key, Vice President


Warren Fleetwood, Commissioner


ATTEST: Mike Watkins, Auditor



